

FOR SALE

2002 Caribou Dr #202
Fort Collins, CO 80525

**PREMIUM OFFICE CONDO
INVESTMENT OPPORTUNITY
\$900,000.00**



OFFERING HIGHLIGHTS

- Upper Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms
- New HVAC systems in 2020
- Located in south-central Fort Collins



Craig C. Hau

Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

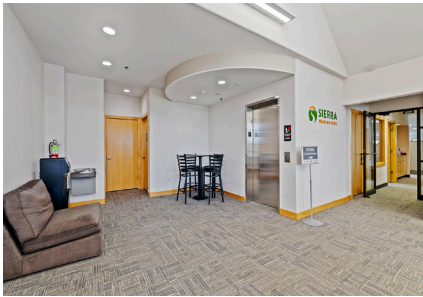
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SALE OVERVIEW

Sale Price:	\$900,000.00
Airspace SF:	3,105 SF
Rentable SF:	3,771 SF
CAP Rate:	6.32%
2024 Taxes:	\$20,182.36
2025 OA Dues:	\$20,530.91 (Annual), \$1,710.91 (per month)
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

INVESTMENT OVERVIEW

Property:	High-quality office investment opportunity in South Central Fort Collins located in the coveted Timberline Office Park. One national credit Tenant occupies the entire second floor. Contact Listing Broker for a Confidentiality Agreement to get more information on the existing Tenant.
Location:	Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.

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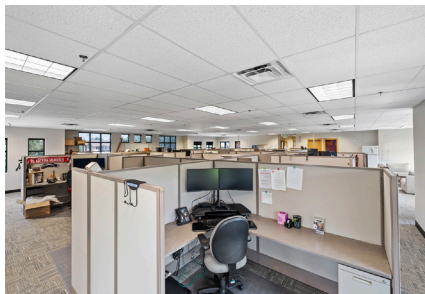
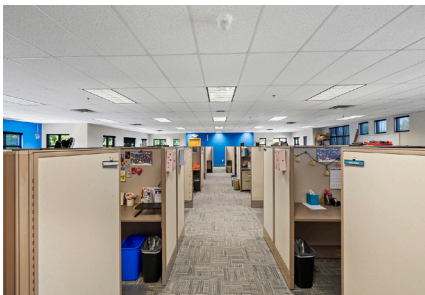
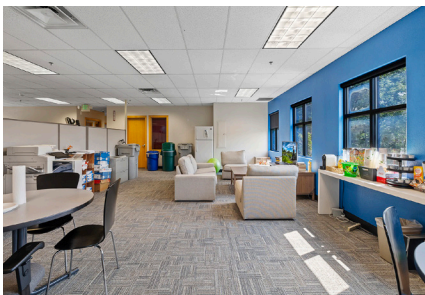
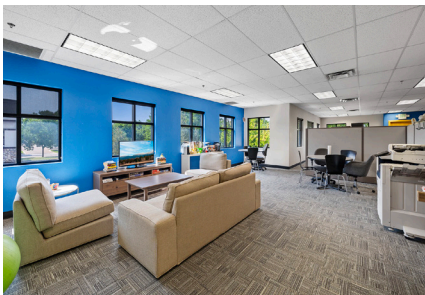


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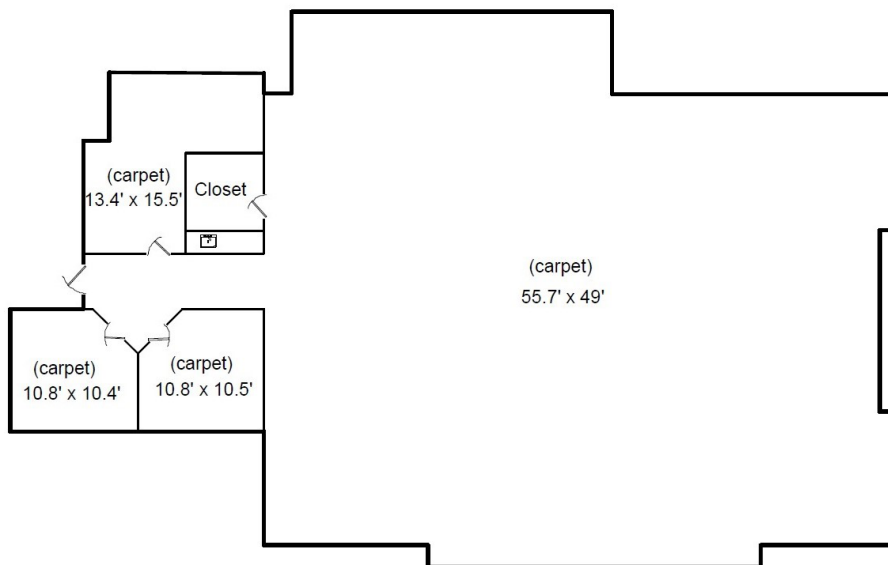
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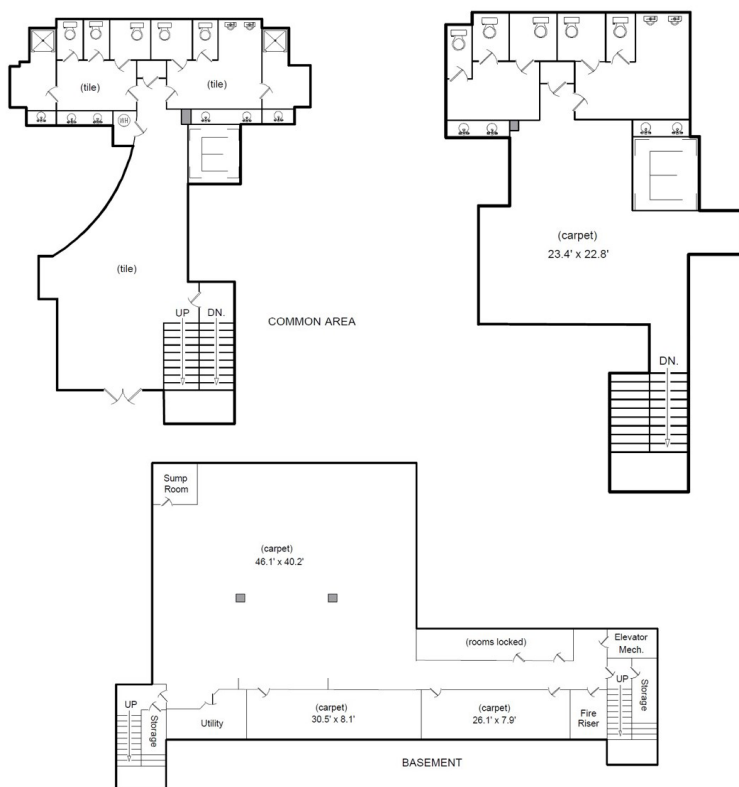


OFFICE FLOOR PLAN



SUITE 202

COMMON AREA FLOOR PLAN



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